



Quethiock  
PL14 3SQ



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ESTATE AGENTS



## Guide Price £450,000

Situation- Quethiock is a quaint village with a renowned primary school and church. For further more comprehensive amenities the village is ideally sited to be within reach of Callington and Liskeard. The coasts are within driveable reach and a number of country walks can be enjoyed.

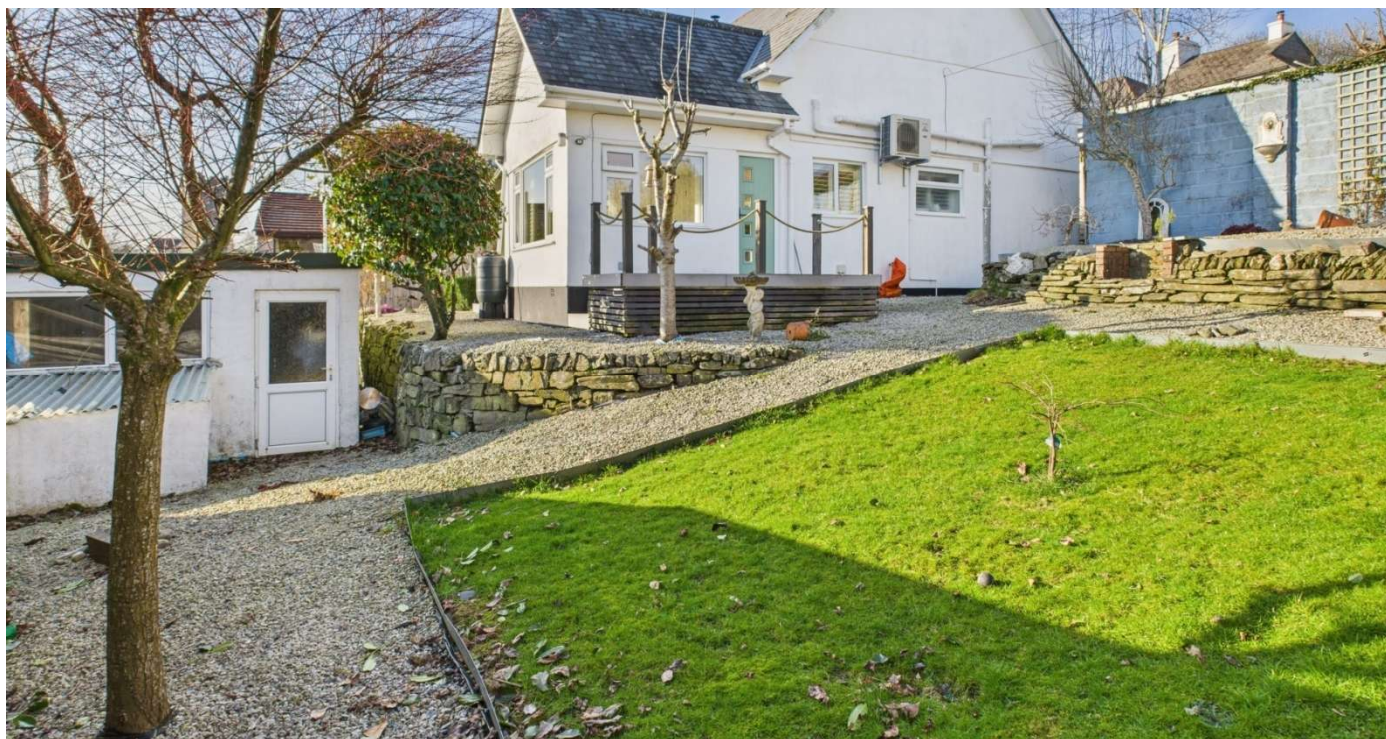
- **SPLENDID DETACHED HOUSE**
- **IMMACUATELY PRESENTED**
- **4 BEDROOMS WITH MASTER SUITE**
- **LOUNGE WITH MULTI FUEL BURNER**
- **FAR REACHING COUNTRYSIDE VIEWS**
- **DOUBLE GARAGE AND PARKING**





A stunning greatly improved, refurbished and redecorated individual detached house located in a tucked away location within a select Village. The property is a credit to its present vendors who have totally transformed this home to provide a comfortable residence. The accommodation is light and spacious and can be adapted for individual preferences or requirements and could even be suitable for the extended family. You enter via the Porch which opens to the main Hallway. The generously sized main reception room being the Lounge has a feature fireplace housing a multi fuel burner and there is impressive Kitchen/Dining room complete with built in appliances and is certainly the hub of the house. There are two Bedrooms/Reception room on the ground floor one of which has direct access to the admirable Bathroom having a modern double ended free standing bath and separate shower cubicle.

The first floor includes the Landing, Master suite which incorporates a large Double Bedroom, range of wardrobes and comes complete with its own En suite and Balcony where far reaching views can be enjoyed. There is a further Double Bedroom which has a useful Cloakroom and would make an ideal guest room.



## OUTSIDE

Outside - The property is approached via a driveway leading up to the entrance, parking area and Double Garage. To the front there is a terrace which is an ideal spot to enjoy the sunshine being south facing. To the right hand side there is an attractive garden including a composite decked patio ideal for alfresco dining and entertaining, lawn, stone walling and herb garden. To the rear and left hand side there are ease of maintenance gardens mainly laid to gravel.

The double Garage measures approximately 19'9" x 17'8" with two doors to the front, power, light and door to the rear.

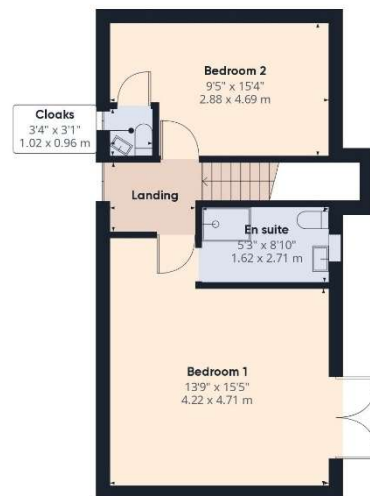
Services - Electric, water, drainage. Air source system and solid fuel central heating.

Council Tax Band - D





Floor 0 Building 1



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Approximate total area<sup>(1)</sup>

1326.01 ft<sup>2</sup>

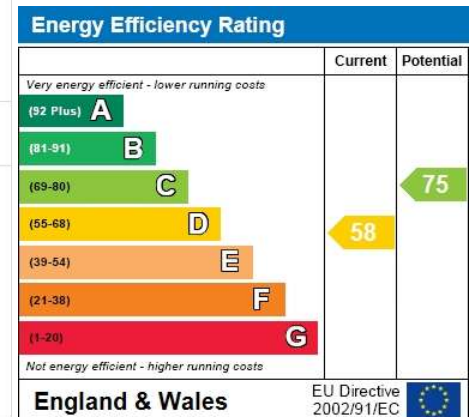
123.19 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

